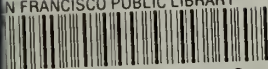


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Invitation
to Purchase

9 Residential
Development-Sites
'F' Parcels

21
Single
Home-Sites
'G' Parcels

**Diamond
Heights
San Francisco**



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The map locates Diamond Heights in San Francisco

Invitation to Purchase

The San Francisco Redevelopment Agency seeks purchasers to buy and build in the Diamond Heights Project.

Diamond Heights, a planned residential community located to the exact geographic center of San Francisco at elevations well in excess of 300 feet, affords purchasers the benefit of architectural and zoning controls, underground utilities, new community facilities, including schools, shopping center, playgrounds, parks and churches.

Most of the offered sites command fine views of the Bay, Alcatraz, town, the ocean or San Bruno Hills.

Here is an opportunity to choose from 9 Residential Development Sites ("F" Parcels) and 21 Single Home Sites ("G" Parcels) which are offered for sale in accordance with the procedures outlined in this invitation.



Diamond Heights Map

 'F' Parcels

 'G' Parcels



School



Church



Shopping Center



Playground



Park

9 Residential Development-Sites 'F' Parcels

At any time the Agency solicits a single guaranteed bid on each one of these "F" Parcels on a first come first served basis. Upon receipt by the Agency of such guaranteed bids, at or above the minimum prices set forth herein on any of these parcels prior to 4:00 p.m. (PDST) September 22, 1965, such parcel(s) will be included in the auction which is to be held at 9:30 a.m. (PDST) October 14, 1965, in the Conference Room of the San Francisco Redevelopment Agency at 525 Golden Gate Avenue. All guaranteed bids must be accompanied by a 7 percent deposit of earnest money, such deposit being refundable if an award is not made.

There will be an informational release issued two weeks prior to the scheduled auction which will be sent to all registered holders of "F" Parcel Bidder's Packets. This release will set forth the "F" Parcels upon which bids may have been received and the amount of such bids.

In bidding, the winning oral bid for each parcel must be at least 5 percent above the announced guaranteed bid. Subsequent bids will be accepted in increments of 1 percent of the minimum price.

If no acceptable bids are received at auction, the parcels will be awarded to the makers of such guaranteed bids for the stated amount and the earnest money will be retained by the Agency as a 7 percent deposit.

If an acceptable higher bid is received at auction, the Agency will award the bid and enter into a contract with such bidder to sell the parcel for immediate development in accordance with the Redevelopment Plan and the offering statement for the amount of such bid. As a condition precedent, the successful bidder must execute a written Bid to Purchase Land in the exact form contained in the Bidder's Packet and make IMMEDIATE payment by certified or cashier's check of a deposit equal to 7 percent of the minimum price with an additional payment to be made within twenty-four hours to make the total deposit equal to 7 percent of the successful bid.

Within thirty (30) days from the date of the auction, the successful bidder must submit for the approval of the Agency a satisfactory Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualifications and Financial Responsibility on Housing and Home Finance Agency Form No. H-6004 (2-63) and execute and deliver to the Agency the Agreement for Disposition of Land for Private Redevelopment in the exact form contained in the Bidder's Packet.

Subsequent to execution of a Disposition Agreement but prior to conveyance of the property, successful bidders will be required to submit for approval by the Agency satisfactory preliminary construction plans and evidence of financing sufficient to complete the proposed development. The 7 percent deposit will be retained by the Agency until completion of construction. Substitution of a performance bond in form and amount satisfactory to the Agency will be permitted upon conveyance of the land.

21

Single Home-Sites 'G' Parcels

These "G" Parcels will be individually offered at an oral auction to begin at 9:30 a.m. (PDST) October 14, 1965, in the Conference Room of the San Francisco Redevelopment Agency at 525 Golden Gate Avenue and will be sold to the highest qualified bidder complying with the terms of this invitation.

Bidding will open at the minimum price for each site as set forth herein and thereafter will proceed in increments of \$100.00.

IMMEDIATELY at the close of the auction, the successful bidder for each site must execute a written Bid to Purchase Land in the exact form contained in the Bidder's Packet and deposit with the Agency a certified or cashier's check in the amount of One Thousand (\$1,000.00) Dollars for each successful bid.

Within thirty (30) days from the date of the auction each successful bidder must submit for the approval of the Agency a satisfactory Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualifications and Financial Responsibility on Housing and Home Finance Agency Form No. H-6004A (2-63) and execute and deliver to the Agency the Agreement for Disposition of Land for Private Redevelopment in the exact form contained in the Bidder's Packet.

Subsequent to execution of the Agreement for Disposition but prior to conveyance of the property, each successful bidder will be required to submit for approval by the Agency satisfactory preliminary construction plans and evidence of financing sufficient to complete the proposed development. The initial \$1,000.00 deposit will be retained by the Agency until completion of construction.

General Information

The Agency reserves the unqualified right to waive irregularities or informalities in the bidding, to determine the qualifications of any bidder, and in its sole discretion, to reject any or all bids. The Agency will formally act within thirty (30) days after the required deposit has been made and the Bid to Purchase Land, Redeveloper's Statement and Disposition Agreement have been satisfactorily executed, to accept or reject each offer.

All land offered is sold for immediate development and cannot, until satisfactory completion of construction, be transferred without prior written consent of the Agency.

Bidder's Packet

BIDS AND OFFERS WILL ONLY BE ACCEPTED FROM REGISTERED HOLDERS OF BIDDER'S PACKETS. Each Bidder's Packet may be obtained for a fee of \$5.00 (non-refundable) at the Agency office or by writing to Real Estate Division, San Francisco Redevelopment Agency, 525 Golden Gate Avenue, San Francisco, California 94102. Please specify whether Packet "F" or "G" when ordering. Both Packets can be obtained for a fee of \$8.00 (non-refundable) when ordered together.

Bidder's Packets contain:

1. Copy of this offering statement — Invitation to Purchase Parcels "F" and "G".
2. Form of Bid to Purchase Land.
3. Form of Agreement for Disposition of Land for Private Redevelopment.
4. Form of Deed.
5. Statement of Architectural Guidance and Review.
6. Map of Parcels.
7. The Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1 as amended.
8. Form of Redeveloper's Statement for Public Disclosure and Statement of Qualifications and Financial Responsibility, HMFA Form No. H-6004 (2-63) or H-6004A (2-63) as appropriate.

Federal Housing Administration

If Federal Housing Administration financing is desired, the minimum price set forth on each parcel will be the price which will be accepted by the Federal Housing Administration for mortgage insurance purposes.

Soil, Topography & Utilities

Soil reports as well as topographic and utility maps are available for inspection at the offices of the Agency.

Architectural Guidance

To achieve a well-designed and harmonious neighborhood, all development in this residential community will require architectural review by the Agency. Designs of homes in general, Diamond Heights must be prepared by architects registered in California. Foundation plans must be certified by a civil engineer registered in California, competent in the field of soil engineering. Plans for any retaining must also be certified by a civil engineer and be submitted for Agency review. Included in the Bidder's Packet is a copy of the appropriate Statement of Architectural Guidance and Review, which provides complete instructions on submitting plans to the Agency for review.

For Additional Information, Please Contact:

San Francisco Redevelopment Agency
525 Golden Gate Avenue
San Francisco, California 94102

Telephone: UNderhill 3-7750
Attention: Mr. Ellsworth Young

SAN FRANCISCO REDEVELOPMENT AGENCY

Everett Griffin, Chairman
Walter F. Kaplan, Vice Chairman
James A. Folger
Lawrence R. Palacios
Stephen Walter

M. Justin Herman
Executive Director



August 1985

9 Residential Development-Sites 'F' Parcels

Parcel	Approximate Area in Square Feet	Minimum Bid Price	Maximum Development
F-1	13,390	\$ 29,000	Three Duplex Apartments or Three Two-Family Flats
F-2	53,260	78,000	Four Semi-Detached Single Family Residences and 93 Rooms* of Rental Row Apartments
F-3	142,995	203,500	Five Attached Single Family Residences and 301 Rooms* of Rental Row Apartments
F-4	10,120	13,000	Two Detached Single Family Residences
F-5	5,410	9,500	Two Attached Single Family Residences
F-6	6,580	10,000	Two Attached Single Family Residences
F-7	18,015	20,000	Four Attached Single Family Residences
F-8	18,860	14,000	Four Attached Single Family Residences
F-9	17,315	10,000	Two Attached Single Family Residences

*A room is defined as a bedroom, a living room, or a kitchen (e.g., a two bedroom apartment contains four rooms).

21 Single Home-Sites 'G' Parcels

Parcel	Approximate Area in Square Feet	Minimum Bid Price	Maximum Development
G-1	2,500	\$4,500	One Single Family Attached Residence
G-2	5,805	6,500	One Single Family Attached Residence
G-3	3,600	6,200	One Single Family Semi-Detached Residence
G-4	3,750	6,700	One Single Family Semi-Detached Residence
G-5	4,365	6,900	One Single Family Semi-Detached Residence
G-6	4,770	7,000	One Single Family Semi-Detached Residence
G-7	5,140	7,500	One Single Family Semi-Detached Residence
G-8	5,200	7,700	One Single Family Semi-Detached Residence
G-9	4,750	7,700	One Single Family Semi-Detached Residence
G-10	3,220	6,600	One Single Family Attached Residence
G-11	7,170	9,000	One Single Family Detached Residence
G-12	9,100	8,000	One Single Family Detached Residence
G-13	3,290	5,500	One Single Family Attached Residence
G-14	3,210	6,000	One Single Family Attached Residence
G-15	4,140	5,500	One Single Family Attached Residence
G-16	5,380	4,750	One Single Family Attached Residence
G-17	4,860	6,000	One Single Family Attached Residence
G-18	3,995	6,200	One Single Family Attached Residence
G-19	3,995	5,800	One Single Family Attached Residence
G-20	4,355	5,800	One Single Family Attached Residence
G-21	3,600	4,000	One Single Family Attached Residence

